

STATE MS.-DESOTO CO. CP
FILED

AUG 29 4 00 PM '90

JIMMY W. MARLAR, ET UX, GRANTORS

TO: WARRANTY DEED

GARY L. FELL, SR., ET UX, GRANTEEES

RECORDED 8/29/90
DEED BOOK 228 int
PAGE 591
W.E. DAVIS CH. CLK.

For and in consideration of the sum of (\$10), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, and the assumption and agreement to pay by the Grantees herein of that certain indebtedness evidenced by a Promissory Note secured by a Deed of Trust dated January 15, 1937, of record in Trust Deed Book 389, at page 496, in the office of the Chancery Clerk of DeSoto County, Mississippi., we, **JIMMY W. MARLAR and wife, BETTY F. MARLAR**, do hereby sell, convey and warrant to **GARY L. FELL, SR., and wife, GINA K. FELL**, as tenants by the entirety with the right of survivorship and not as tenants in common, the land lying and being situated in Horn Lake, DeSoto County, Mississippi, described as follows, to-wit:

Lot 81, Section A, Revised, CHURCHWOOD ESTATES SUBDIVISION, in Section 2, Township 2 South, Range 8 West, as per plat thereof of record in Plat Book 12, at pages 45-46, in the office of the Chancery Clerk of DeSoto County, Mississippi.

The warranty in this deed is subject to rights of way and easements for public roads and public utilities; to subdivision and zoning regulations in effect in Horn Lake, DeSoto County, Mississippi; and to any prior conveyance or reservation of minerals of every kind and character, including, but not limited to oil, gas, sand and gravel in, on or under subject property; and to the restrictive covenants of record with the recorded plat of said subdivision.

For the above mentioned consideration, the Grantors herein do hereby convey to the Grantees herein all their right, title and interest in and to any escrow accounts they may have in conjunction with the above mentioned indebtedness.

Possession is given upon delivery of this deed, with taxes for 1990 to be prorated.

WITNESS OUR SIGNATURES, this the 29 day of August, 1990.

Jimmy W. Marl
JIMMY W. MARLAR

Betty F. Marl
BETTY F. MARLAR

STATE OF MISSISSIPPI
COUNTY OF DESOTO

Personally appeared before me, the undersigned authority in and for said county and state, on this 29 day of August, 1990, within my jurisdiction, the within named JIMMY W. MARLAR and wife, BETTY F. MARLAR, who acknowledged that they executed the above and foregoing instrument.

My commission expires: 5/6/94

Elaine E. McIngvale
NOTARY PUBLIC

GRANTOR: RT3 Box 520 Iuka, MS 38852

OFF. Phone: None

HM. Phone: 601-423-2716

GRANTEE: 1832 Arlene Rd. Harnhake, ms 38637

OFF. Phone: 901-795-5320

HM. Phone: 393-6127

Prepared by and return to:

GEORGE S. MCINGVALE

2550 West Street, Hernando, MS 38632
87-68